

GB2 Quick Facts



- Chartered in 1980, GB2 is located in northwest Columbus, Ohio, and represents 32 property owners on Grandwoods Circle.
- The townhome community is located in the Dublin School District and is just minutes away from commercial amenities.
- Annual HOA assessments are \$200.
- GB2 has three primary governing documents for its members.
- As a fee simple townhome development, all property owners are responsible for the regular maintenance of their lots, structural units, and private parking areas.

Please allow 24 hours for responses to voice mail and e-mail messages.



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For More Information >>>



HOA Information Gateway

GreenBelt
Association **2**



FAQs About Your Homeowner Association

What Is the GreenBelt 2 Association?

INCORPORATED in 1980 and located in northwest Columbus, Ohio, GB2 is a homeowner association composed of property owners on Grandwoods Circle whose primary purposes are to manage the shared common areas and enforce reasonable rules for their uses. GB2 is also charged with the enforcement of deed restrictions imposed upon all property lots for the benefit of all homeowners at large in maintaining proper community standards.

All 32 recorded owners of the lots on Grandwoods Circle (Riverside Green South, Section 4 Subdivision) are members of the association. Managed by a three-member board of directors which is selected annually, GB2 is a HOA that exercises self-governance among property owners in accordance with the founding documents. With the exception of the governing board's periodic meetings, there are no scheduled meetings of the association at large unless deemed necessary by the property owners to address relevant issues.

To advance the purposes stated in the association's *Articles of Incorporation*, GB2 collects assessments regularly each calendar year from all 32 property owners on Grandwoods Circle. The GB2 Board of Directors annually determines the estimated operating and contingency costs for each fiscal year.

News for Members?

In addition to having access to all HOA governing documents, GB2 members receive at least one association newsletter annually. These publications carry financial summaries of GB2 expenditures and assessment income, announcements of any planned improvements or maintenance activities regarding the common areas, and general news of interest to property owners. GB2 members also receive supplementary updates when there are any changes to association governance and compliance policies.

Online Resources?

Further questions can be addressed through GB2's Web site — www.gb2hoa.org — by accessing the following links: Information for Property Owners, Newsletters, For Realtors, Residential Lots Schematic, Request for Exterior Changes, and FAQs.

Vital Documents?

GB2's three contractually binding documents for property owners on Grandwoods Circle include the *Articles of Incorporation*, the *Code of Regulations*, and the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*. The *Declaration of CERAL*, known commonly as the "deed restrictions," is the document that directly affects homeowners the most. It contains rules, guidelines, and restrictions regarding the following: responsibilities for property maintenance and repair, including driveway pavements; uses of the property; structural changes; exterior appearances; satellite dishes; vehicle registration and maintenance; and assessments and penalties.

